
Tyrone Street Urban Conservation Area [Area 2.2]

Extent

The Tyrone Street Urban Conservation Area includes both sides of Tyrone Street from Commercial Road to Argo Street, and includes the Braille Library in Commercial Road, an individually listed building.

History

Although this area formed part of one of the earliest subdivisions in the western section of the municipality of Prahran south of Toorak Road, it was developed considerably later than the area further north around the corner of Punt and Toorak Roads. Both areas were included in three lots purchased in 1850 by Peter Davis.¹⁹ The Davis subdivision of this flat terrain resulted in the sale of small allotments of cheap land, where small houses were built as the homes of local artisans and their families.²⁰

Kearney's 1855 map of the area showed close settlement already in the Punt and Toorak Roads area. However, little development was indicated in the area close to Commercial Road bounded by Argo and Balmoral Streets. Tyrone Street does not appear on this map.²¹

The exact date of the formation of Tyrone Street has not been discovered, but it was clearly marked on an 1885-86 map of the area.²² By the 1890s, an MMBW drainage plan shows a long row of houses (mostly paired at the north end) on the east side of Tyrone Street. This suggests a common owner and most probably a common builder.²³ In that year a row of four-roomed brick houses at 12-48 Tyrone Street was owned by Edward Bannon and occupied by butchers, gardeners, plasterers and labourers.²⁴ There is less development on the west side of the street, except at the south end where there are five small dwellings.

Today, the area still contains a sequence of relatively intact single fronted, single storey cottages, once common throughout the Prahran municipality.

Description

Tyrone Street Urban Conservation Area comprises a small street in Prahran which demonstrates many of the characteristics of working class housing. Along the east side of the street is a row of terraces comprising attached pairs. These allotments extend through to Hyland Street. On the west side is a more diverse range of cottages, all set closely together. Tyrone Street is slightly wider than the other streets in this locality.

-
19. George Tibbits, *History of Prahran* p.41.
 20. Nigel Lewis & Associates *Prahran Character and Conservation Study 1992*, p.14.
 21. James Kearney. *Map of Melbourne and its Suburbs*, 1855.
 22. Sands & McDougall's Directory Map of Prahran, 1885-86.
 23. MMBW 1895 drainage plan
 24. Prahran rate books 1895-96, South Yarra Ward No. 5, 3772-3791. NAV £14.

Architecturally the small Victorian cottages and terraces in Tyrone Street are typical, rather than outstanding, in form and detailing. They represent housing of the late nineteenth century, and form an integral part of a small local area which in the past had its own corner shops and hotel (the Argo Inn). The consistency in form, scale and setback of these houses is the predominant characteristic of the Area.

Heritage characteristics

The key heritage characteristics of the Tyrone Street Urban Conservation Area are:

- the consistent form, scale, setback and period of the buildings
- the narrow street width, part of the street pattern of this locality, with the continuing use of asphalt and the retention of bluestone as traditional street construction materials
- the consistent and continuing residential use characteristic of a nineteenth century artisan housing area as the dominant land use
- the relationship of this area to a larger precinct which demonstrates the working class history of this part of the municipality.

Analysis

The extent of the area is not explicable from field survey nor the historical information available. The properties to either side of the northern entry to this section of Tyrone Street should be included. The character of the existing properties and any future developments on these sites will have an important influence on the significant characteristics of the Area. Secondly they are at least contributory buildings. At the southern end, the inclusion of the Braille Library is inexplicable as it does not appear to relate historically to the type of residential development in Tyrone Street, and it is an individually listed building.

Significance

The Tyrone Street Urban Conservation Area has significance for its retention of a sequence of relatively intact single fronted and single storey cottages, once common throughout Prahran. The form of development, including the street pattern, housing types and street materials, provides important evidence of Prahran's historical role as an area of artisan housing.

Sources

Kearney, James. *Map of Melbourne and its Suburbs*, 1855.

Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p. 14.

MMBW 1895 drainage plan.

Sands & McDougall's Directory Map of Prahran, 1885-86.

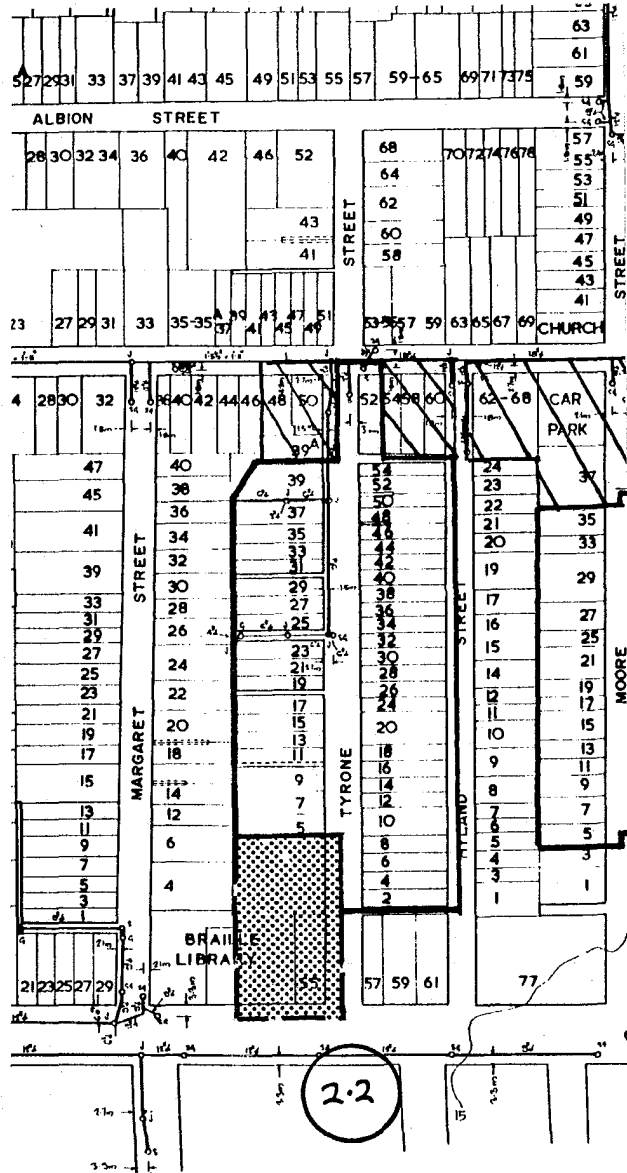
Tibbits, George, *History of Prahran* p.41.

Recommendations




1. Adopt the UC1 Area as exhibited with the exclusion of the Braille Library site.
2. Review the extent of the UC1 Area to consider the properties on Argo Street which form the northern entry to Tyrone Street.
3. Include the Argo Inn either in this Area or in the Moore and Hardy Streets Urban Conservation Area (2.3).

Map

Tyrone Street Urban Conservation Area [Area 2.2]



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.